



General Assembly

January Session, 2013

***Raised Bill No. 913***

LCO No. 3274



Referred to Committee on BANKS

Introduced by:  
(BA)

***AN ACT REQUIRING NOTIFICATION OF THE SALE OF A REAL  
PROPERTY TAX LIEN.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 12-195h of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2013*):

3 Any municipality, by resolution of its legislative body, as defined in  
4 section 1-1, may assign, for consideration, any and all liens filed by the  
5 tax collector to secure unpaid taxes on real property as provided under  
6 the provisions of this chapter. The consideration received by the  
7 municipality shall be negotiated between the municipality and the  
8 assignee. The assignee or assignees of such liens shall have and possess  
9 the same powers and rights at law or in equity as such municipality  
10 and municipality's tax collector would have had if the lien had not  
11 been assigned with regard to the precedence and priority of such lien,  
12 the accrual of interest and the fees and expenses of collection. The  
13 assignee shall have the same rights to enforce such liens as any private  
14 party holding a lien on real property. The assignee, or any subsequent  
15 assignee, shall provide written notice of an assignment, not later than  
16 thirty days after the date of such assignment, to any holder of a

17 mortgage, on the real property that is the subject of the assignment,  
18 provided such holder is of record as of the date of such assignment.  
19 Such notice shall include information sufficient to identify (1) the  
20 property that is subject to the lien and in which the holder has an  
21 interest, (2) the name and addresses of the assignee, and (3) the  
22 amount of unpaid taxes, interest and fees being assigned relative to the  
23 subject property as of the date of the assignment.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2013	12-195h

***BA***      *Joint Favorable*